

**MINUTES – CONSERVATION COMMISSION  
TUESDAY, DECEMBER 16, 2014 7:00 p.m.  
TOWN HALL, HEARING ROOM 2, 2<sup>ND</sup> FLOOR  
870 MORaine ST., MARSHFIELD, MA**

**Approved 11-10-15 4-0-0**

Members present: Robert Conlon, Chairman (RC), William Levin (WL), Frank Woodfall (FW), Chad Haitisma (CH), Alison Cochrane (AC) and Jay Wennemer, Conservation Agent (JW).

RC motion to open the meeting, FW second, motion passed 5-0-0.

**MINUTES**

**BUSINESS**

Vote & sign Orders of Conditions for closed hearings (if projects are voted closed and/or the Commission is prepared to vote on Conditions): none for 12/16

1. Scheduled Meetings: Tues. Jan. 6, 2015. Need to set date for 2<sup>nd</sup> meeting in January.
2. Evans Land donation offer – Norwich St., 1/8 acre next to ConCom land (G12-02-04)
3. Trails Committee Update

**ENFORCEMENT ORDERS**

Rogers 191 Riverside SE42-1876 Mr. Rogers came to Conservation in 2004 to file for a septic repair. The Commission approved the septic plan and one shed; applicant wanted an additional shed, across the stream and Commission denied that request. He built it anyway. JW showed plan that was approved. On west end of proposed barn is shed; wetlands have been cleared, lawn now. JW issued an EO last week and a fine for \$300. The unapproved shed was brought to JW's attention by a prospective buyer who came in to ask some questions about the property. JW informed Mr. Rogers that he will have to stop mowing the area. RC motion to ratify EO, WL second, passed 5-0-0.

**REQUESTS FOR CERTIFICATES OF COMPLIANCE**

**Backburner:**

1. 1658 Heaney, 29 Farragut Road
2. 2324 Wallace, 110 Damon's Point Road
3. 1090 Peterson, 219 Ridge Road
4. 1827 L. L. Smith, 60 Macomber's Ridge
5. REQPC-1925, Cushing Construction (Parsonage St.) Garden Gate
6. 2381 NSTAR, Pine Street
7. SE42-2363 Hannah Brook LLC, Off Summer Street

**Current:**

SE42-1028 Harborside Homes, 68 Avon Street (now 10 Stage Lane) - JW recommends, RC motion to approve, WL second, passed 5-0-0.

**REQUESTS FOR DEVIATION**

**REQUESTS FOR EXTENSION**

**NEW BUSINESS**

This time is reserved for topics that the chair did not reasonably anticipate would be discussed.

## **PUBLIC HEARINGS**

**7:15 2535 Marshfield Council on Aging, 230 Webster St.** – Hearing was continued from 12/2 for new plan showing extended crushed stone interceptor trench, MESA and NHESP comments. All have been received. Jeff Hassett from Morse Engineering present. Also have approval from ZBA. CH motion to close, FW second, motion passed 5-0-0.

**7:20 2536 Dickinson, 938 Summer St.** Hearing was continued from 12/2 for NHESP comments, which have been received. Kevin Maguire and Mr. Dickinson present. Mr. Maguire pointed out three errors on the previous plan, submitted revised plan correcting those. First one was on Sections B & C – decking was outside 4' proposal; second thing on section EE was float on bottom of plan had two errors, 1" = 4' now; sub-plan A had the E section going on 16' length, changed it to 13' length. Forgot to put in "depth" on section C – Mr. Maguire put in link. FW stated that the three items in question have been addressed in the new plan. FW motion to close, RC second, passed 5-0-0.

**7:20 2537 Kelly, 46 Ashburton Ave.** – Mr. David Kelly present. RC read notice of public hearing. Mr. Kelly said he has spoken with JW and noted that he had incorrectly checked Bordering Land Subject to Flooding and it should actually be Land Subject to Coastal Storm Flowage. Mr. Kelly stated he has this property under agreement. Line of AO flood zone shown on plan. This property on new flood zone is an AE zone with elevation 16; elevation of the street is actually higher. He is hoping to be granted a permit to expand the home with a 2-car garage that would face Ashburton Street, with second floor, and to extend home out towards the ocean about 12' to create a family room behind. Existing driveway would be removed and that area restored to grass. Intend to put the proposed addition on piers and have the garage with panels along the sides to flow through. Understand that this area has never flooded – usually floods down toward the village. CH asked how large the old driveway that is to be removed is; Mr. Kelly said about 1500 sq. ft. New driveway will be 20' wide and 20' deep, about 400 sq. ft.

JW asked Mr. Kelly what he would do if he got the permit and didn't start construction until after the new flood maps were out. Mr. Kelly said he would ask Conservation for a Certificate of Compliance for "work not done". Might file for letter of map amendment he said. FW asked what the piers on the proposed addition would be ~ wood piles, or concrete. Mr. Kelly said he hasn't decided, but the flow will be able to pass underneath. Probably wouldn't be wooden piles. FW asked if the deck will go on the same structure; Mr. Kelly said most likely. FW asked if there will be break out panels on the garage; Mr. Kelly said there would be. FW noted that this will be put in the Orders of Conditions. RC motion to close, FW second, passed 5-0-0.

**7:35 2521 Brogan, 6 Jackson St.** – continued from Dick Rockwood, Rockwood Design, present. Have an existing house there to demo on a full basement concrete foundation. In velocity zone, want to put on wood pilings. V zone (18). Pile plan presented. Grade is at 19, also considered Barrier Beach. Top of the piles there will be at 21, with first floor elevation at 22 – shown on plan. Proposing garage on pilings, driving in at ground level. Will most likely have pavers in garage. Will meet all FEMA requirements. Rockwood would like to skirt down along the side 1 x 4 slats, nothing that would be structural, and he said the Building Department is okay with that. Have Zoning meeting coming up in January. CH had a question on property line on the plan.

Arnon Gerard, abutter to the project, asked if the house would go further toward the beach. Mr. Rockwood said the Brogan's are proposing to go 7' forward. Mr. Gerard said he is okay with the size of the proposed structure but he is worried that the height will cut off his view. Robert Mulrey, White Holland Drive, asked what the setback is. CH said that is a Zoning question, but Mr. Rockwood that the setback is 15' in the front, 15' in the side and 34' at the rear. JW asked square footage of proposed structure – Rockwood said 2760 plus the deck. Roughly three times the area of the existing house. 2 and a half Rockwood said. 30 x 36 WL said. 1020 for existing and close to 3000 for proposed JW said. FW asked about roof run off. Rockwood – gutters, etc. The owner of 16 Jackson Street asked about extensions. About 12' Rockwood said from back of house to property line. How many feet between Gerard's? Rockwood – not making it any more non-conforming. WL asked what SH on the back of the structure was. Rockwood said it is the proposed shed; the existing shed is going to be removed. Can't be higher than 4' on decks. We would have to include the shed, patio, and shower in the square footage. Bulkhead is going away, existing shower is going away. FW asked for erosion controls during the project, and 4'

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high construction fence. JW said he would like some hard and fast numbers on existing footprint and proposed footprint, including the shower, patio and deck. JW will go out to the site to confirm edge of dune grass. CH motion to continue to 1/6 at 7:10, WL second, passed 5-0-0.

**7:40 2538 Redmond, 107 Beach Street** - RC read notice of public hearing. Dorrie Redmond and Ed Hanley present. FW hearing officer. Applicant would like to raze existing structure and re-build. Elevating 9' above grade. Grade is running about 7 plus or minus JW said. FW noted the elevation has to be at 16.0, will be put in Orders of Conditions. On concrete piers. JW said this project is not on a Barrier Beach. He also noted the Commission should get a firm figure for the elevation – looks like it's going to be 16', but need it clearly stated. JW mentioned Ms. Redmond should keep in mind that the proposed maps have been appealed and we don't know what we'll end up with. Ms. Redmond said she understood but that she doesn't want to wait to re-build. Have been approved by Zoning – same plan. Going to have pavers under the house for parking. WL asked if there are any additional proposals outside; Ms. Redmond said just grass or plantings. FW asked about gutters, French drains, downspouts; concerned about water run-off. Ms. Redmond asked if rain barrels were okay; FW said they are. CH asked about the shed being in the marsh; Ms. Redmond said it's not in the marsh, but it is close. FW motion to close, CH second, passed 5-0-0.

**7:45 RDA 14-05 Northland Resid., 14 Cranberry Cove (sfh)(NEW)(Alison) Applicant req. cont. to 1/6**

**7:55 RDA 14-06 Northland Resid., 18 Cranberry Cove (sfh)(NEW)(Alison) Applicant req. cont. to 1/6**

**8:00 2539 Northland Residential, 21 Cranberry Cove(sfh)(NEW)(Alison) Applicant req. cont. to 1/6**

RC read meeting notices for above, then motioned to continue SE42-2539, RDA 14-05 and RDA 14-06 to the January 6, 2015 meeting, at 7:35. FW second, motion passed 5-0-0.

**8:10 25\_\_ Purpura, 239 Church St.** - RC read notice of public hearing. Dick Rockwood present. Have existing 24 x 40 raised ranch; proposing to add 13' to the back, and 13' to the side. Downhill to edge of wetland. CH asked about runoff, since the driveway is so steep. JW said a swale is needed at the bottom of the driveway. Will be in Orders of Conditions. JW will re-visit the site and add a condition that addresses it. Also would like a berm at the top of the driveway. RC motion to continue to 1/6 at 7:20 for DEP number, berm and swale, FW second, passed 5-0-0.

RC motion to adjourn at 8:50 p.m. FW second, passed 5-0-0.

Respectively submitted,  
Lois Keenlside  
Marshfield Conservation Commission

Jay Wennemer, Conservation Agent  
Robert Conlon, Chairman  
William Levin  
Frank Woodfall  
Chad Haitsma  
Alison Cochrane